

976 OCT 20 PM 3 33

KNOW ALL MEN BY THESE PRESENTS, That HENRY G. WOLFF, aka HENRY WOLFF

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE A. PONDELLA, JR.

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Government Lot 1, Section 2, Township 35 South, Range 8 E.W.M.

SUBJECT TO: 1972-73 real property taxes which are now a lien, but not yet payable, and all future real property taxes and assessments; the within described premises were specifically assessed as farm use. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last five or lesser number of years in which the land was subject to the special land use assessment; rights of the public in and to that portion of the above property lying within the limits of Sprague River Highway; Mortgage, including the terms and provisions thereof, dated March 1, 1966, recorded March 21, 1966 in Book M-66 at page 2421, Microfilm Records, given to secure the payment of \$120,000.00 with interest thereon and such future advances as may be pro-

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above set forth

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$6,000.00

However, the actual consideration consists of the following: the grantor has received from the grantee the sum of \$6,000.00 in full payment of the debt secured by the mortgage described in the foregoing instrument.

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 31st day of August, 19 72.

Henry G. Wolff

STATE OF OREGON, County of Klamath) ss. September 12th, 19 72
Personally appeared the above named HENRY G. WOLFF, aka HENRY WOLFF

and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me: Helen D. Soeckner
Notary Public for Oregon
My commission expires 11/25/72

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Henry G. Wolff
TO
George A. Pondella, Jr.

AFTER RECORDING RETURN TO
George A. Pondella Jr.
Box 286
Chiloquin, OR 97624

STATE OF OREGON, ss.

County of
I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page of Record of Deeds of said County. Witness my hand and seal of County affixed.

Title.
By Deputy

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

16689

vided therein, executed by Henry G. Wolff and Dorothy L. Wolff, husband and wife, Gerald C. Wolff, a married man, and Darlene F. Wolff, wife of Gerald C. Wolff, and Jack Wolff, also known as J.W. Wolff, a single man, to The Federal Land Bank of Spokane, a corporation; by an instrument dated December 28, 1966, recorded January 3, 1967, in M-67 at page 27, the above mortgage was subordinated to the interest of the United States of America as recorded in M-66 at page 8505 on August 23, 1966, which said Mortgage GRANTOR agrees to pay according to the terms and tenor thereof, and hold Grantee harmless therefrom; an easement created by instrument, including the terms and provisions thereof, dated August 22, 1966, recorded August 23, 1966, in Book M-66 at page 8505, Microfilm Records, in favor of United States of America for roadway over Lot 1, Section 1, Township 35 South, Range 8 E.W.M. *for Hwy 8th*

Diatomaceous Earth,

Reserving unto Grantor an undivided one-half interest in and to all/oil, gas and mineral rights in connection with the above described real property.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
MOUNTAIN TITLE CO

Filed for record at request of _____
20th day of October _____ A. D. 1976 at 3:33 o'clock P. M., ss.

Recorded in Vol. M-76, of DEEDS on Page 16688

FEE \$ 6.00

Wm D. MILNE, County Clerk

By *Hazel Craig*